

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 99006
Fairfield Centre 2nd Addition

Date: July 2, 2001

PROPOSAL: A final plat consisting of 2 lots and 3 outlots.

GENERAL INFORMATION:

APPLICANT: J.D. Burt
Design Associates
1609 "N" Street
Lincoln, NE 68508
(402) 474-3000

OWNER: B.E.G.I., L.L.C.

LOCATION: N. 25th Street and Fairfield Street

LEGAL DESCRIPTION: Outlot A, Fairfield Centre Addition and Lot 1, J.B.'s 1st Addition, located in the SE 1/4 of Section 12, T10N, R6E of the 6th P.M., Lancaster County, Nebraska.

REQUESTED ACTION: Approval of final plat

EXISTING ZONING: I-1 Industrial

SIZE: 26 acres, more or less

HISTORY:

Fairfield Addition Preliminary Plat No. 93016 was approved on January 19, 1994 by the Planning Commission.

ANALYSIS:

The Final Plat generally conforms to the approved preliminary plat. It creates an additional lot on the east side of N. 25th Street and reduces the area of Lot 1, Block 1 to roughly the same size as the other lots along Fairfield Street.

Executive orders have been approved for the completion of street paving, water mains, sanitary sewers, storm sewers, and ornamental street lighting. An escrow of security fund has been created to guarantee the completion of sidewalks, street trees, street name signs, and the installation of permanent markers.

There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.

A subdivision agreement is required and will be submitted to the owners for their signature.

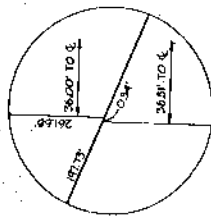
STAFF RECOMMENDATION:

Approval

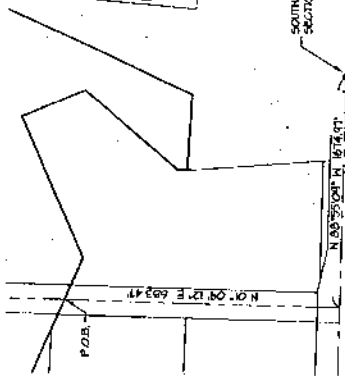
Jason Reynolds
Planner

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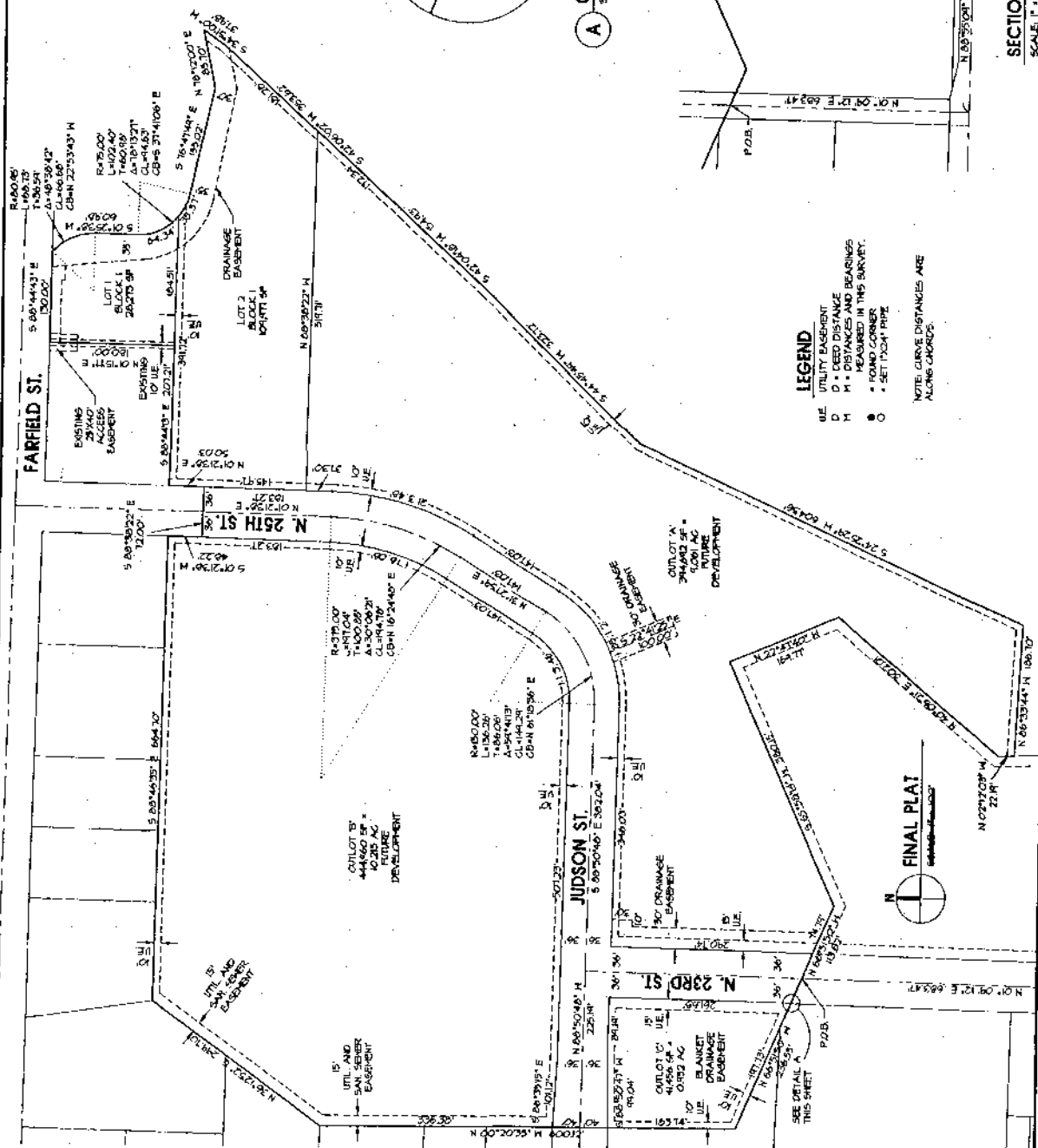
FAIRFIELD CENTRE SECOND ADDITION FINAL PLAT



A CORNER DETAIL
SCALE 1" = 10'



SECTION CORNER TIE
SCALE 1" = 200'



LEGEND

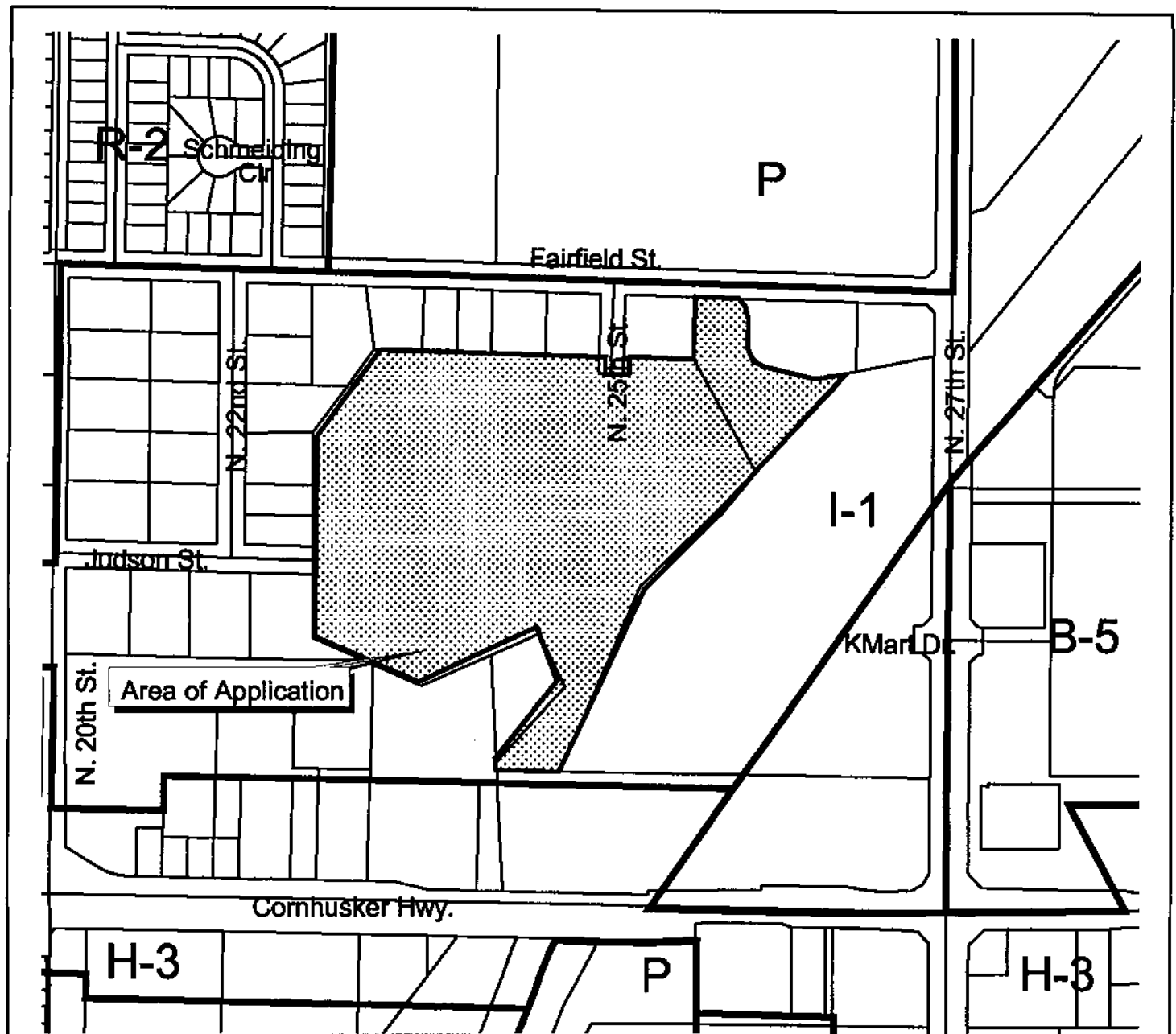
- UE UTILITY EASEMENT
- D DEED DISTANCE
- H DISTANCES AND BEARINGS MEASURED IN THIS SURVEY
- FOUND CORNER
- SET POINT PRICE

NOTE: CURVE DISTANCES ARE ALONG CHORDS



FINAL PLAT

7-2-01

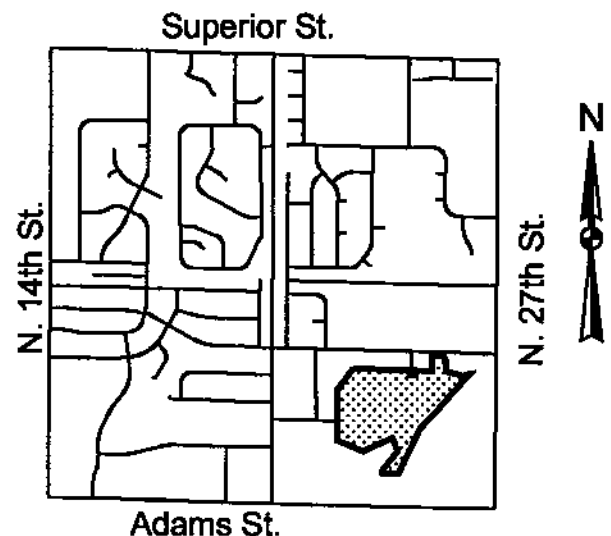
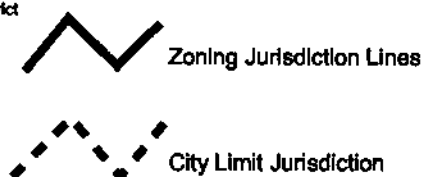


Final Plat #99006 **Fairfield Centre 2nd Add**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 12 T10N R6E



Date: July 2, 2001
 Lincoln City - Lancaster County Planning Dept.



**Final Plat #99006
Fairfield Centre 2nd Add**



Date: July 2, 2001

Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

APPLICATION FOR A FINAL PLAT

Lincoln Municipal Code, Title 26, City Jurisdiction

Re-submittal. Information offered
to reflect change in ownership.

ADDRESS OR LOCATION OF PLAT:

25th & Fairfield Street

SUBDIVIDER:

Name: B.E.G.I. LLC

Address: 1609 N. Street
Lincoln NE 68508

Telephone #: (402) 474-3000

OWNER:

Name: same as above

Address:

Telephone #: ()

PLANNING DEPARTMENT USE ONLY RECEIPT NO.

DATE

PRELIMINARY PLAT

FEE PAID

\$100 + \$10/Lot (Maximum lot fee \$1,000)

AGENT (Authorized to act on Subdivider's behalf):

Name: J.D. Burt, Design Associates

Address: 1609 N. Street
Lincoln NE 68508

Telephone #: (402) 474-3000

ANY OTHER ASSOCIATES:

Name: Allied Survey

Address: 6120 South 58th Suite A
Lincoln NE 68516

Telephone #: (402) 434-2686

NAME OF FINAL PLAT: Fairfield Centre 2nd Add.

Number of Lots: 2

a) Does the subdivider have any interest in the land surrounding the plat? Yes ☒ No ☐ . If yes, please describe the nature of such interest: Owner of adjacent property to the south, Meints Addition

b) Will the final plat require any zoning or other action (use permit, special permit, P.U.D., C.U.P., change of zone or vacations) to complete the development? Yes ☐ No ☒ . If yes, please describe the nature of the action:

c) The final plat is based upon the preliminary plat for Fairfield Addition approved by City Council on _____, 19____, Resolution No. _____.

d) Is the final plat consistent with the approved preliminary plat? Yes ☒ No ☐ . If not, please explain the proposed changes and the reasons therefor:

e) Have all of the improvements required by the preliminary plat been completed? Yes ☐ No ☒ (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed: All infrastructure bonds have been forwarded to Public Works

Applicant's Signature:

J.D. Burt

Date: March 22, 2001